



## State of Connecticut

HOUSE OF REPRESENTATIVES  
STATE CAPITOL  
HARTFORD, CONNECTICUT 06106-1591

**REPRESENTATIVE LAURA DEVLIN**  
ONE HUNDRED THIRTY- FOURTH ASSEMBLY DISTRICT

85 BRETT LANE  
FAIRFIELD, CT 06824  
HOME: (203) 254-5275

CAPITOL: (860) 240-8700  
TOLL FREE: 1-800-842-1423  
Laura.Devlin@housegop.ct.gov

**RANKING MEMBER**  
GOVERNMENT ADMINISTRATION AND ELECTIONS COMMITTEE

**MEMBER**  
FINANCE, REVENUE AND BONDING COMMITTEE  
TRANSPORTATION COMMITTEE

### Testimony

*In Support of HB 6880, 6879, 6609 and 6595*

**Housing Committee**  
February 16, 2017

Dear Co-Chairs Slossberg, Hwang, Butler, Ranking Member Kupchick and distinguished members of the Housing Committee:

While well intended to increase affordable housing in our state when enacted in 1989, the Affordable Housing and Land Use Appeals Act, state statute 8-30g in fact is not working to achieve its intended goal. It makes it more difficult for municipalities to comply and offers an unfair advantage to developers.

The bills before you HB 6880, 6879, 6609 and 6595, provide a real opportunity to improve and adapt current affordable housing laws so that they effectively achieve their intended purpose.

Through these changes, the minimum number of housing unit-equivalent points needed for a moratorium would be lowered and the types of rehabilitation projects that qualify for a moratorium would be expanded. These changes are important in providing more local control to develop affordable housing options that best meets the needs of local communities.

In addition, these proposals address a broader variety of housing options which further enable communities to develop affordable housing that meets the 8-30g criteria and local needs. This includes senior housing, which would no longer be discounted by ½ point.

Possibly one of the most important changes that would be made is eliminating the unintended incentive and unfair advantage to developers who circumvent local zoning and exploit the statute for personal financial gain.

These modifications will help communities meet the goal of increasing affordable housing across Connecticut and address the unintended consequences that have resulted from this statute. I urge your support of these bills and thank you for your attention to this important issue.